

PASTORIA ENERGY FACILITY 160 MW EXPANSION PROJECT
SUPPLEMENT TO APPLICATION FOR CERTIFICATION
Responses to CEC Staff Data Requests
Dated June 9, 2005
05-AFC-1

EXHIBIT 4

APPENDIX 1 PROPERTY OWNER INFORMATION

- Errata Appendix 1 to 05-AFC-1 Adjacent Property Owner Information

**ERRATA APPENDIX 1 TO 05-AFC-1
ADJACENT PROPERTY OWNER DATA
PASTORIA ENERGY FACILITY 160 MW EXPANSION**

The existing PEF plant site, as well as the PEF Expansion site, is located on land owned by the Tejon Ranchcorp. Since the PEF Expansion will use the existing PEF linears therefore the provision of the property owner information only applies to the existing plant site. The contact information for the property owner (plant site only) is as follows:

Tejon Ranchcorp
P.O. Box 1000
Lebec, CA 93243

Refer to Section 3.2.2 of 05-AFC-1 for the complete legal description of the existing PEF plant site.

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SOCIOECONOMICS

In addition to the responses to the Data Adequacy requests for Socioeconomics below, a correction has been made to Section 5.10.2.3 (page 5.10-4) of the AFC regarding construction job numbers for the PEF Expansion. Refer to Exhibit 5 for the Errata, replacement page.

Appendix B (g) (7) (B) (vi): An estimate of the applicable school impact fees.

Response: Since there are no new buildings proposed as part of the PEF Expansion, no new building fees are expected to be assessed for the PEF Expansion project.

Appendix B (g) (7) (B) (vii): An estimate of the total construction payroll and an estimate of the total operation payroll;

Response: For the PEF Expansion, the construction payroll is estimated to be \$16 million for the 12-month construction period. It is expected that the bulk of the construction payroll will be spent in the study area communities. Since no additional operations staff will be added for the PEF Expansion, the incremental annual operation payroll is zero.

Appendix B (g) (7) (B) (viii): An estimate of the expenditures for locally purchased materials for the construction and operation phases of the project; and

Response: An estimated \$1 million worth of materials and equipment will be purchased locally during construction of the PEF Expansion and an estimated additional \$100,000 will be spent locally each year for supplies during operation of the PEF Expansion.

Appendix B (g) (7) (B) (ix): An estimate of the capital cost of the project of the potential impacts on tax revenues from construction and operation of the project.

Response: The estimated capital cost of the PEF Expansion is \$70 million. Once constructed, the first year property tax from the PEF Expansion project is estimated to be around \$2.1 million.

As noted above it is estimated that \$1 million worth of materials and equipment will be purchased locally during construction of the PEF Expansion. An estimated additional \$100,000 will be spent each year for supplies during operation of the PEF Expansion. The current sales tax in Kern County is 7.25 percent. Of this percentage, one percent will accrue to the County and about 6.25 percent will accrue to the State. Therefore, sales tax from construction-related materials and equipment would be \$72,500 (of which \$10,000 will accrue to the County and \$62,500 will accrue to the State). The sales tax on the \$100,000 for

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operational supplies will generate approximately \$7,250 (of which \$1000 will accrue to the County and \$6,250 will accrue to the State.